

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: JOSEPH HORWEDEL

SUBJECT: SEE BELOW

DATE: November 8, 2007

Approved:

Date:

11/8/07

COUNCIL DISTRICT: 4

SNI AREA: Not Applicable

SUBJECT: PENITENCIA NO. 76 REORGANIZATION/ANNEXATION TO THE CITY OF SAN JOSE OF AN APPROXIMATELY 1.14 GROSS ACRE COUNTY POCKET CONSISTING OF 1 PARCEL ON THE SOUTH SIDE OF SIERRA ROAD, 200 FEET EAST OF VARNER COURT.

RECOMMENDATION

It is recommended that the City Council at a public hearing on November 20, 2007 at 7:00 p.m. adopt a resolution initiating proceedings, and setting December 18, 2007 at 7:00 p.m. for a public hearing on the reorganization of territory designated as Penitencia No. 76 which involves the annexation to the City of San Jose of 1.14 gross acres of land located on the south side of Sierra Road, 200 feet east of Varner Court, and the detachment of the same from the appropriate special districts including Central Fire Protection and Area No. 01 (Library Services) County Service.

OUTCOME

Upon completion of the annexation/reorganization proceedings, the territory designated Penitencia No. 76 will be within the incorporated area of the City of San José.

BACKGROUND

On April 26, 2006, the City Council voted to proceed with a County island annexation program that involves the annexation of all unincorporated County pockets less than 150-acres in size. Phase 1 of this program resulted in the annexation of 21 County islands. The City of San Jose is initiating the annexation of the subject area in conjunction with Phase 2 of this program. There is a pending Planning Director initiated Rezoning (File No. C06-105) being processed to assign a City of San Jose zoning district to the site in preparation for annexation.

The proposed annexation consists of 1 parcel which upon annexation to the City of San Jose would be detached from the following special districts: Central fire Protection and Area No. 01 (Library Services) County Service.

ANALYSIS

The proposed annexation and the pending rezoning to R-1-2 Single Family Residence District will allow residential uses consistent with the Zoning Code, the existing neighborhood and the existing uses and/or structures on the subject property. The proposed annexation is being done as part of the second phase of the County island annexation process as it has been determined that it will create a negligible impact on City services because of its size, location and number of inhabitants.

EVALUATION AND FOLLOW-UP

City staff provides status updates on the County Island Annexation Program on the website dedicated to the program and in periodic updates to the City Manager's Office.

POLICY ALTERNATIVES

Not Applicable

PUBLIC OUTREACH/INTEREST

- ☐ **Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- ☐ **Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ☐ **Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, Outreach will occur consistent with Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals. A notice of the public hearing was distributed to the owners and tenants of all properties located within 300 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. Information on the County Pocket Annexation Program is available on the Planning Division's website, including specific information on the areas proposed for annexation and general information on what current county residents can expect upon the annexation of their property to the City of San Jose. An Answer Book has been distributed to all residents and property owners within the areas to be annexed as a part of Phase 2 of the program. Staff held a community meeting on August 23, 2007, with the residents and property owners within the islands proposed for annexation as part of Phase 2 of the County Island Annexation Program. This memorandum has been posted on the City's website, and staff has been available to respond to questions from the public.

Staff has had multiple conversations with the owner of the property. He has expressed interest in changing water service, sewer connection, and subdividing his property into two lots or constructing an in-law unit. Staff has provided the owner with information on in-law units and the permitting process and costs associated with connecting to City sewer service. Staff has also contacted San Jose Water Company and the Public Utilities Commission to provide the owner with information regarding making changes to water service territory. Water service boundaries are not affected by annexation.

COORDINATION

The project was coordinated with the Departments of Transportation, Fire, Police, Parks, Recreation and Neighborhood Services, Environmental Services, Public Works, Library, and the Redevelopment Agency. These departments are participating in a working group to coordinate, discuss and resolve issues associated with the annexation efforts

FISCAL/POLICY ALIGNMENT

This project is consistent with the City Council's direction to initiate annexation of unincorporated islands of less than 150-acres.

COST SUMMARY/IMPLICATIONS


The proposed annexation is being done as part of the second phase of the County island annexation process as it has been determined that it will create a negligible impact on City services because of its size, location and number of inhabitants.

BUDGET REFERENCE

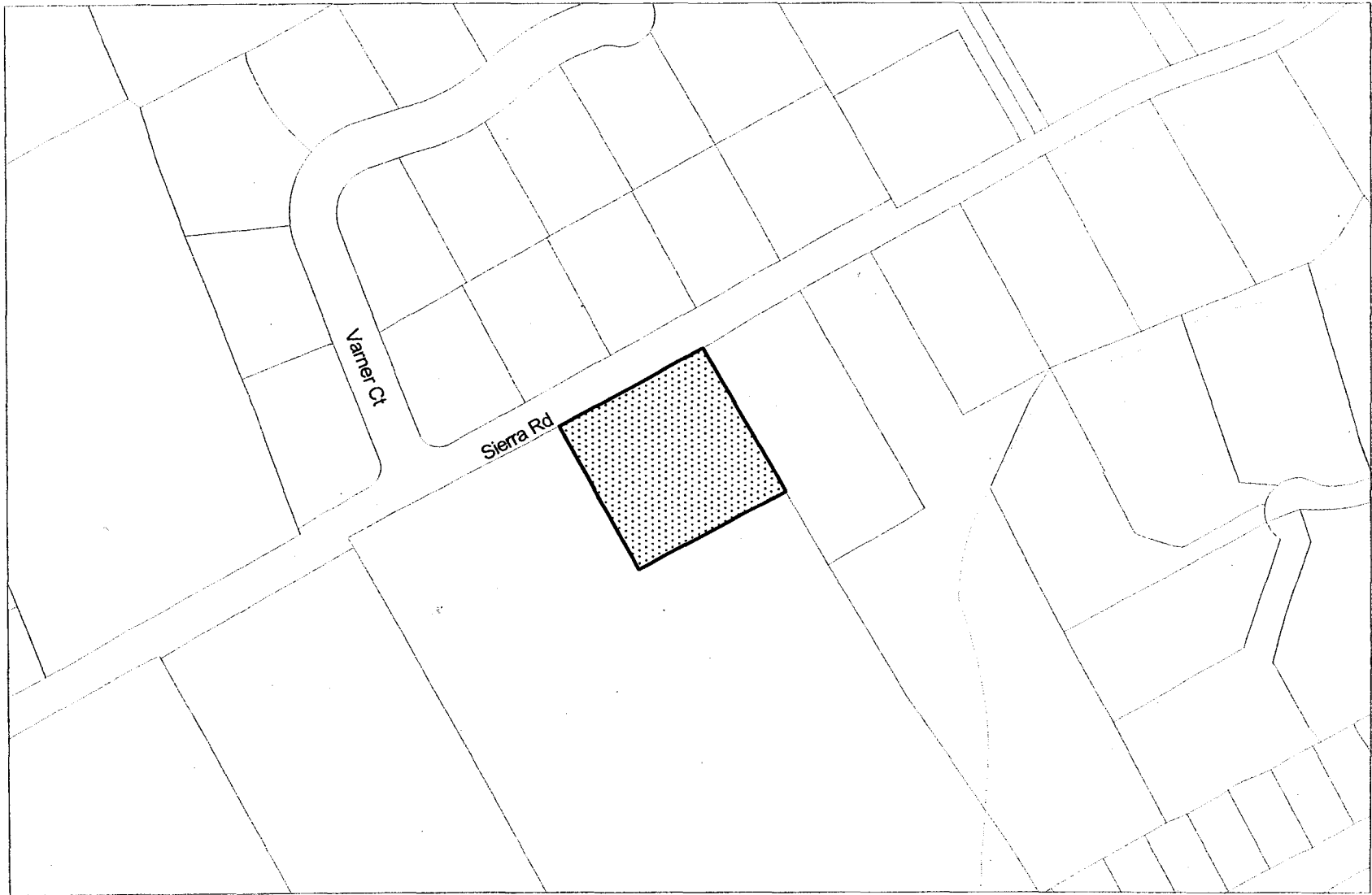
Not applicable.

CEQA

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan," and certified on August 16, 1994, by the City of San José City Council.


For JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

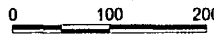
For questions please contact Richard Buikema, Senior Planner, at the Department of Planning, Building and Code Enforcement at 408-535-7800.



N

Map Created On:
10/10/2006

Scale 1 in = 200 ft 1:2400
Noticing Radius: 300 ft


0 100 200
feet

File No: CC06-105 / PENITENCIA NO_76
District: 04
Quad No: 37

WDW

**USE OF A PROGRAM EIR
SAN JOSE 2020 GENERAL PLAN FINAL EIR**

Pursuant to Section 15168 of the CEQA Guidelines, the City of San Jose has determined that the project described below is pursuant to or in furtherance of the Final Environmental Impact Report (EIR) for the San Jose 2020 General Plan and does not involve new significant effects beyond those analyzed in this Final EIR. Therefore, the City of San Jose may take action on the project as being within the scope of the Final EIR.

PROJECT DESCRIPTION AND LOCATION

C06-105 / Penitencia No. 76 Planning Director-initiated rezoning to R-1-2 Single Family Residence District and reorganization/annexation to the City of San José of an approximately 1.14 gross-acre site referred to as Penitencia No. 76, located on the south side of Sierra Road, 200 feet east of Varner Court.

Council District 4
County Assessor's Parcel Number: 595-04-010

The environmental impacts of this project were addressed by a Final EIR entitled, "San Jose 2020 General Plan," and findings were adopted by City Council Resolution No. 65459 on August 16, 1994. The Program EIR was prepared for the comprehensive update and revision of all elements of the City of San Jose General Plan, including an extension of the planning timeframe to the year 2020. The following impacts were reviewed and found to be adequately considered by the EIR:

Traffic and Circulation	Soils and Geology	Noise
Cultural Resources	Hazardous Materials	Land Use
Urban Services	Air Quality	Aesthetics
Energy	Facilities and Services	Water Quality/Resources
Open Space	Schools	Drainage and Flooding
Vegetation and Wildlife		

The City of San Jose may take action on the proposed project as being within the scope of the General Plan and uses of the Program EIR in that (1) the Final EIR is a Program EIR pursuant to CEQA and CEQA Guidelines Section 15168, (2) it is determined that no new significant impacts will occur from this proposed project, and no new mitigation measures would be required beyond those contained in the General Plan and Final EIR pursuant to CEQA Guidelines 15162.

Justin Fried
Project Manager

Joseph Horwedel, Acting Director
Planning, Building and Code Enforcement

10/11/07
Date


Deputy